| 050.0 | 0002 | 0003.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,005,700 / 1,005,700 |
| | | | | | USE VALUE: | 1,005,700 / 1,005,700 |
| | | | | | ASSESSED: | 1,005,700 / 1,005,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 30 | | RUSSELL ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | SHOVLIN THOMAS D--ETAL | |
| Owner 2: | SHOVLIN ALICE P HARMON | |
| Owner 3: | | |
| Street 1: | 37 ANTHONY DR | |
| Street 2: | | |
| Twn/City: | LONDONDERRY | |
| St/Prov: | NH | Cntry: |
| Postal: | 03053 | Type: |

Own Occ: N

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .185 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1880, having primarily Vinyl Exterior and 2558 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R4 | TOWNHOU | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 8048.000 | 537,600 | 5,100 | 463,000 | 1,005,700 |
| Total Card | 0.185 | 537,600 | 5,100 | 463,000 | 1,005,700 |
| Total Parcel | 0.185 | 537,600 | 5,100 | 463,000 | 1,005,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.16 | /Parcel: 393.16

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 34858
GIS Ref:
GIS Ref:
Insp Date: 11/12/18

!4200!

## PREVIOUS ASSESSMENT

Parcel ID: 050.0-0002-0003.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 537,600 | 5100 | 8,048. | 463,000 | 1,005,700 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 512,100 | 5100 | 8,048. | 463,000 | 980,200 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 512,100 | 5100 | 8,048. | 463,000 | 980,200 | 980,200 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 399,600 | 5100 | 8,048. | 463,000 | 867,700 | 867,700 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 399,600 | 5100 | 8,048. | 310,900 | 715,600 | 715,600 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 374,700 | 5100 | 8,048. | 297,600 | 677,400 | 677,400 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 374,700 | 5100 | 8,048. | 271,200 | 651,000 | 651,000 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 312,500 | 5100 | 8,048. | 218,300 | 535,900 | 535,900 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 00:11:41 |

## LAST REV

| Date | Time |
|---|---|
| 10/09/19 | 10:41:32 |

apro

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4200

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 13735-253 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 34858 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/7/2008 | 888 | Redo Bat | 12,000 | C | | G9 | GR FY09 | |
| 9/6/2007 | 779 | Manual | 10,000 | | | G8 | GR FY08 | rebuild 2 story de |
| 1/29/2007 | 61 | Redo Kit | 25,000 | | | | | |
| 2/7/2006 | 80 | Redo Bas | 12,000 | | | G7 | GR FY07 | |
| 3/20/2001 | 157 | Re-Roof | 2,500 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/12/2018 | MEAS&NOTICE | CC | Chris C |
| 5/14/2009 | Measured | 372 | PATRIOT |
| 2/18/2000 | Inspected | 276 | PATRIOT |
| 1/6/2000 | Mailer Sent | | |
| 1/4/2000 | Measured | 263 | PATRIOT |
| 11/1/1981 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 8048 | | Sq. Ft. | Site | | 0 | 70. | 0.82 | 11 | | | | | | | | | 463,009 | | | | | | 463,000 | |

| Total AC/HA: | 0.18476 | Total SF/SM: | 8048 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 463,009 | Spl Credit | | Total: | 463,000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 12 - Multi-Conver | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1880 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | 1 | Rating: | Very Good |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.09154749 |
| Const Adj.: | 0.99742496 |
| Adj $ / SQ: | 185.085 |
| Other Features: | 120697 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 660485 |
| Depreciation: | 122850 |
| Depreciated Total: | 537635 |

## COMMENTS

SINK IN BMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 11 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 1 | |
| 1 | 6 | 3 | |
| | | | |
| Totals | | | |
| 2 | 11 | 4 | |

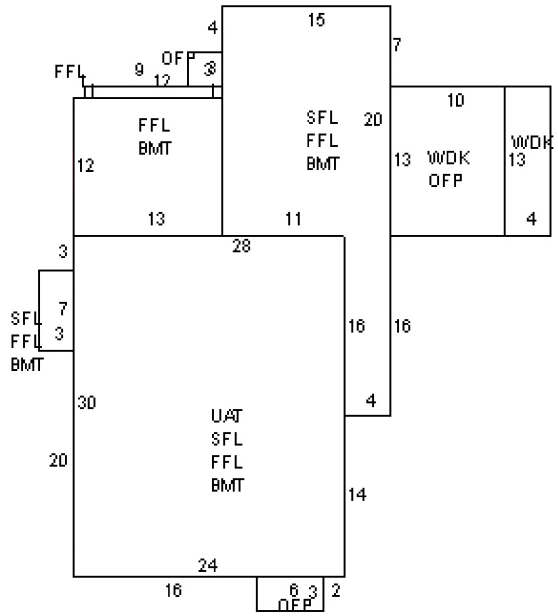
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 185.09 |
| Special Features: | 0 | Val/Su Net: | 129.29 |
| Final Total: | 537600 | Val/Su SzAd | 226.07 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,273 | 185.090 | 235,614 |
| BMT | Basement | 1,261 | 55.530 | 70,018 |
| SFL | Second Floor | 1,105 | 185.090 | 204,519 |
| WDK | Deck | 182 | 11.460 | 2,087 |
| UAT | Upper Attic | 180 | 129.560 | 23,321 |
| OFP | Open Porch | 157 | 26.940 | 4,230 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,158 | | | Total: | 539,789 |
| Size Ad | 2378 | Gross Area | 4698 | FinArea | 2558 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | A | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

050.0-0002-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X20 | A | AV | 1915 | 21.25 | T | 40 | 104 | | | 5,100 | | | 5,100 |

| More: | N | Total Yard Items: | 5,100 | Total Special Featues: | | Total: | 5,100 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc